

CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT

May 3, 2012 Planning Commission Hearing
Agenda Item No. 3

SUBJECT: Newport Place Affordable Housing Amendment - (PA2011-215)
▪ Planned Community Amendment No. PD2011-005

SITE LOCATION: Newport Place Planned Community (PC-11) – Area bounded by Macarthur Boulevard extending westerly bounded by Jamboree Road, Bristol Street North, and Birch Street

APPLICANT: City of Newport Beach

PLANNER: Melinda Whelan, Assistant Planner
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PROJECT SUMMARY

Amendment to the Newport Place Planned Community Development Plan (PC-11) to implement Housing Programs 3.2.2 and 3.2.3 found in the 2008-2014 Housing Element. The amendment would permit residential development that includes a minimum of 30 percent of the units affordable to lower-income households with the approval of a Site Development Review. Developments meeting this criteria will also be eligible for a waiver of the minimum 10-acre site area required. The amendment would also establish minimum development regulations including building height, setbacks, and parking requirements.

RECOMMENDATION

Continue the item to June 21, 2012, so that the item can be re-noticed to comply with the provisions of the Newport Beach Municipal Code.

DISCUSSION

Pursuant to Chapter 20.62 of the Newport Beach Municipal Code (NBMC), all items requiring a public hearing are required to be mailed, posted and published in a newspaper of general circulation. Notice of this item was posted at City Hall, mailed to all property owners within PC-11, and to all property owners within the 300' radius of the boundaries of PC-11; however, the content of the notice published in the newspaper did not meet the requirements of the NBMC. Therefore, this item must be re-noticed to comply with the provisions of the NBMC.

Prepared by:



Melinda Whelan
Assistant Planner

Submitted by:



Brenda Wisneski, AICP, Deputy Director